

DATA COLUMN

1. TAX PARCEL NUMBER: 18-020.00-035

2. SITE AREA: 0.48± ACRES

3. EXISTING ZONING: BB (CENTRAL BUSINESS)

4. SOURCE OF TITLE: 1450-45

5. PROPOSED BUILDING GROSS FLOOR AREA: 18,600± SF

6. LAND USE BREAKDOWN:

	PARCEL 1	PARCEL 2
BUILDING: 6,326± (SF FOOTPRINT)	0.145± ACRES 53.7%	0.000± ACRES 0.0%
PROPOSED PARKING AND ACCESSWAYS:	0.118± ACRES 43.7%	0.199± ACRES 94.7%
GREEN AREA:	0.007± ACRES 2.6%	0.011± ACRES 5.3%
TOTALS:	0.27± ACRES 100.0%	0.21± ACRES 100.0%

7. VERTICAL DATUM: NGVD 1929

8. BULK AREA RESTRICTIONS:

BB ZONING
MIN. LOT AREA: 3,000 S.F.
MIN. LOT WIDTH: 20'
MIN. FRONT YARD SETBACK: 0' FOR BUILDINGS 3 STORIES ≤ 35' HIGH
MIN. REAR YARD SETBACK: 15'
MIN. SIDE YARD SETBACK: 0'
MAX. BUILDING HEIGHT: 3 STORIES (35')

9. PARKING REQUIREMENTS:

THIS PLAN	PRIOR USE
RETAIL 100 SEAT RESTAURANT x 1 SPACE/3 SEATS 6 EMPLOYEES x 1 SPACE/EMPLOYEE	OFFICE 12,281 SF OFFICE x 1 SPACE/300 SF
APARTMENTS (2 STORY - 3 BEDROOM UNITS) 9 APTS. x 2 SPACES/APT.	41 SPACES
TOTAL REQUIRED: 18 SPACES	57 SPACES
TOTAL: 41 SPACES	

EXISTING PARKING SPACES ON TAX PARCEL 18-020.00-035 LEASED TO THE CITY OF NEWARK 32 SPACES

ADDITIONAL SPACES REQUIRED: 16 SPACES

EXCESS PARKING AVAILABLE IN LOT 3 (AUG. 2006 PARKING STUDY BY DESMAN ASSOCIATES) 33 SPACES

POST DEVELOPMENT SURPLUS PARKING AVAILABLE IN LOT 3 17 SPACES

NOTE: THERE IS NO NET LOSS IN THE NUMBER OF EXISTING PARKING SPACES SHOWN ON THIS PLAN.

10. POSTAL ADDRESS: 102 EAST MAIN STREET

GENERAL NOTES

1. PROPOSED SANITARY SEWER: CITY OF NEWARK

SANITARY SEWERAGE IS SUBJECT TO THE APPROVAL OF THE CITY OF NEWARK WATER AND WASTEWATER DEPARTMENT.

2. PROPOSED WATER SUPPLY: CITY OF NEWARK

WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE CITY OF NEWARK WATER AND WASTEWATER DEPARTMENT.

3. ALL FIRE LANES, FIRE HYDRANTS, STANDPIPES, SPRINKLER CONNECTIONS, ETC., SHALL BE MARKED AND/OR PROTECTED IN ACCORDANCE WITH THE 1997 STATE FIRE PREVENTION REGULATIONS, (DELETED PART V, CHAPTER 5), DATED JULY 1, 1997, AND AS AMENDED.

4. STORMWATER MANAGEMENT, DRAINAGE, AND EROSION AND SEDIMENT CONTROL SHALL BE IN COMPLIANCE WITH THE DELAWARE SEDIMENT AND STORMWATER REGULATIONS AND THE CITY OF NEWARK CODE.

5. NO DEBRIS SHALL BE BURIED ON THIS SITE.

6. THE ARCHITECTURAL DESIGN OF THE PROPOSED STRUCTURE SHALL BE CONSISTENT ON ALL BUILDING ELEVATIONS VISIBLE FROM PUBLIC WAYS, STORAGE AREAS, MECHANICAL AND UTILITY HARDWARE, AND RELATED FACILITIES SHALL BE APPROPRIATELY SCREENED FROM ADJOINING PROPERTIES AND ROADWAYS IN A MANNER CONSISTENT WITH THE PROPOSED ARCHITECTURAL DESIGN.

7. TOPOGRAPHIC INFORMATION IS BASED ON SURVEY BY LANDMARK ENGINEERING, INC. DATED JUNE 2007.

DATUM: NGVD 1929

PROJECT BENCHMARK: BRASS DISC AT ENTRANCE OF POST OFFICE, STAMPED V-3 1931 ELEV. 123.96

8. DEVELOPER WILL RESTORE ANY EXISTING SIDEWALKS IN ACCORDANCE WITH THE CITY OF NEWARK STANDARDS.

9. ALL CONSTRUCTION IMPROVEMENTS SHALL BE IN ACCORDANCE WITH CITY OF NEWARK STANDARDS OR DELDOT STANDARDS, AS APPLICABLE.

10. SITE SOILS CONSIST ENTIRELY OF MATAPEAKE SASSFRAS URBAN LAND COMPLEX (M4B) MAPPED IN ACCORDANCE WITH THE NEW CASTLE COUNTY SOIL CONSERVATION SERVICE (MAP NO. 18)

11. THERE ARE NO FEMA MAPPED FLOODPLAINS ON THIS SITE. (PANEL 140 OF 450 - MAP NO. 10003C0140 J, DATED JANUARY 17, 2007).

12. THERE ARE NO WETLAND AREAS ON THE EXISTING DEVELOPED PARCEL SHOWN ON THIS PLAN.

13. EXISTING UTILITIES ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND ALLOW FOR THEIR LOCATIONS.

14. THE OWNER AGREES TO PROVIDE AN OPEN EASEMENT THROUGHOUT THE PROPERTY FOR THE INSTALLATION AND MAINTENANCE OF THE ELECTRICAL DISTRIBUTION SYSTEM.

15. ALL ROOF DRAINS FROM THE PROPOSED BUILDING SHALL BE CONNECTED DIRECTLY TO THE STORM DRAINAGE SYSTEM.

16. BUILDING SHALL BE FULLY PROTECTED BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM.

17. DEVELOPER SHALL PRESERVE ALL TREES ON THIS SITE EXCEPT WHERE NECESSARY TO CONSTRUCT BUILDINGS, PARKING ACCESSWAYS, ROADWAYS, RECREATIONAL FACILITIES AND UTILITIES, AND FOR SELECTIVE THINNING OF EXISTING TREES. SPECIFIC SPECIES OF PLANT MATERIALS AS DESIGNATED ON THIS PLAN OR THE LANDSCAPE PLAN (IF SUCH A PLAN IS AN INTEGRAL PART OF THIS PLAN) SHALL BE PRESERVED AND PROPERLY PROTECTED DURING CONSTRUCTION. IN THE CASE OF UTILITY RIGHTS-OF-WAY AND EASEMENTS, ANY DISTURBED AREA SHALL BE REPLANTED SO AS TO ACHIEVE A RECURRENCE OF NATURAL VEGETATION.

18. PORTIONS OF THE EXISTING BUILDINGS AND PAVEMENT SHALL BE DEMOLISHED. DEBRIS SHALL BE DISPOSED OF OFF-SITE.

19. NO TREES OVER 18' IN HEIGHT WILL BE PLANTED UNDER EXISTING OR PROPOSED OVERHEAD UTILITY LINES.

20. THIS PROJECT IS ELIGIBLE FOR A WAIVER OF STORMWATER QUANTITY MANAGEMENT REQUIREMENTS IN ACCORDANCE WITH SECTION 3.2.2.1 OF THE DELAWARE SEDIMENT & STORMWATER REGULATIONS.

21. PORTIONS OF THE EXISTING BUILDING, LISTED ON THE CITY OF NEWARK LIST OF "HISTORIC BUILDINGS AND SITES" AND ON THE NATIONAL HISTORIC REGISTER, SHALL BE DEED RESTRICTED TO BE PRESERVED UNDER THE CONDITIONS OF MUNICIPAL CODE SECTION 7-16, "HISTORIC BUILDINGS".

22. SPECIFIC LANDSCAPE FEATURES WILL BE DEVELOPED SUBJECT TO THE PARKS AND RECREATION DEPARTMENT'S APPROVAL AND SHALL BE INCORPORATED INTO THE PROPOSED OUTDOOR SEATING AREA AND EXISTING ISLAND AREA AS PART OF THE CONSTRUCTION IMPROVEMENT PLAN APPROVAL PROCESS.

CERTIFICATION OF PERIMETER

I, ARVIL E. COTTRELL, III, P.L.S., HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF DELAWARE, AND THAT THE PERIMETER BOUNDARY TOPOGRAPHIC SURVEY PLAN CONSISTING OF ONE (1) SHEET, REPRESENTS A SURVEY MADE BY ZEBLEY & ASSOCIATES, INC. AND IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES, AND THAT ALL OF THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THAT THEIR POSITIONS ARE CORRECTLY SHOWN.

DATE ARVIL E. COTTRELL, III DE PLS No. 568

CERTIFICATION OF OWNERSHIP

WE, 102 EAST MAIN ASSOCIATES, LLC, HEREBY CERTIFY THAT WE ARE THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT THE SUBDIVISION PLAN THEREOF WAS MADE AT OUR DIRECTION, THAT WE ACKNOWLEDGE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW, AND IN ACCORDANCE WITH THE SUBDIVISION AND LAND REGULATIONS OF THE CITY OF NEWARK, AND THAT ALL STREETS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC USE.

DATE SIGNATURE (MANAGING PARTNER)

CERTIFICATION OF ACCURACY AND SUBDIVISION PLAN APPROVAL

IT IS HEREBY CERTIFIED THAT THIS SUBDIVISION PLOT PLAN WAS GRANTED "APPROVAL" BY THE COUNCIL OF THE CITY OF NEWARK, DELAWARE ON AND ACCORDINGLY, IS ELIGIBLE FOR RECORDING IN THE OFFICE OF THE RECORDER OF DEEDS FOR NEW CASTLE COUNTY, DELAWARE.

APPROVED: BY: PLANNING DIRECTOR

APPROVED: BY: CITY SECRETARY

THE PURPOSE OF THIS PLAN IS TO RESTORE AND RENOVATE THE HISTORIC PORTION OF THE EXISTING BUILDING AND TO PROVIDE FOR CONSTRUCTION OF A NEW 3-STORY ADDITION TOTALING 7,822± SF AND 9 APARTMENTS.

REVISIONS

CHECKED BY

LANDMARK ENGINEERING

CIVIL AND SITE ENGINEERING SPECIALISTS

ONE CORPORATE COMMONS • SUITE 301 • NEW CASTLE, DELAWARE

PHONE: (302) 323-9377 • FAX: (302) 323-9461

INFO @ LANDMARKENGINEERING.COM • WWW.LANDMARKENGINEERING.COM

GRAPHIC SCALE

SCALE: 1"=20'

DRAWN BY: AML

DESIGNED BY: JGC CHECKED BY: JGC DRAWING NAME: REC.DWG

DATE: 08-21-07 COMM. NO. C1959 FILE NO. 001 SHEET NO. CR-01 of 1

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